

LOT 127
BARNWELL MANOR PHASE 2
OR 2362/1884

NAVARRO JORGE A & DIANA J
93563 NEWMARKET LANE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0127-0000



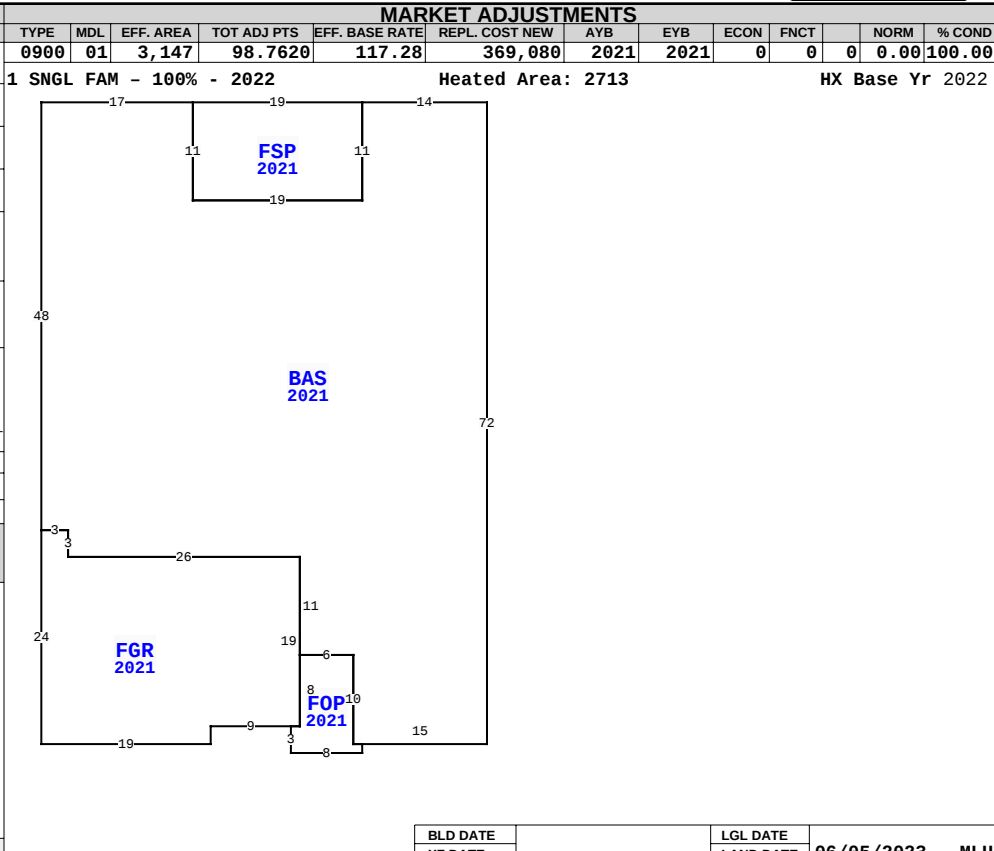
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4088.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,713	100	2,713	318,181
FGR	598	55	329	38,585
FOP	70	30	21	2,463
FSP	209	40	84	9,852
TOTALS	3,590		3,147	369,080

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	9	3	27.00	SF	10.00	10.00	100	2021
2	0855	CONC PAVER	0 100	0	0	995.00	SF	10.00	10.00	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT	1.00



93563 NEWMARKET LN, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
06/05/2023 MLU											

TOTAL OB/XF											
10,220											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE											
369,080											
TOTAL MARKET OB/XF VALUE											
10,220											
TOTAL LAND VALUE - MARKET											
75,000											
TOTAL MARKET VALUE											
454,300											
SOH/AGL Deduction											
63,116											
ASSESSED VALUE											
391,184											
TOTAL EXEMPTION VALUE											
HX HB 50,000											
BASE TAXABLE VALUE											
341,184											
TOTAL JUST VALUE											
454,300											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
379,790											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006914	CO ISSUED	0	03/25/2021
B2006914	NEW CONSTR	368,992	09/01/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2451/0801	4/09/2021	SW	Q	I	02	423,700	
GRANTOR:AVH NORTH FLORIDA LLC							
GRANTEE:NAVARRO JORGE A & D							

GRANTOR: AVH NORTH FLORIDA LLC											
GRANTEE: NAVARRO JORGE A & D											

BUILDING DIMENSIONS											
BAS=[YR=2021] W14 FSP=[YR=2021] W19 S11 E19 N11\$ S11 W19 N11 W17 S48 FGR=[YR=2021] S24 E19 N2 E9 FOP=[YR=2021] S3 E8 N1 W1 N10 W6 S8 W1\$ E1 N19 W26 N3 W3\$ E3 S3 E26 S11 E6 S10 E15 N72\$.											